

## ORDINANCE C-130-05

AN ORDINANCE FOR THE REZONING OF 204.17 ACRES  
LOCATED AT 5255 JACKSON PIKE FROM SF-1 TO PUD-R

---

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission approved the rezoning on November 22, 2005; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The following described premises are rezoned from SF-1 to PUD-R:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 478 and being 204.17 acres conveyed to Davidson Phillips, Inc; Deerfield Lands, Inc; Allen C and Anna K Keil; C.J. Mahan Construction Company; "B.M.R. Farms", as recorded in Official Records, Recorder's Office, Franklin County, Ohio, and being more fully described in Exhibit "A" attached hereto and made a part hereof.


SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.


SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.


Passed: 02-06-06  
Effective: 03-08-06

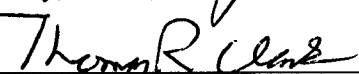
Attest:

I Certify that this ordinance  
is correct as to form.

  
Richard D. Lester, President of Council

  
Cheryl L. Grossman, Mayor

  
Tami K. Kelly, MMC, Clerk of Council

  
Thomas R. Clark, Director of Law

*Exhibit A*  
C-130-05  
**ZONING EXHIBIT**  
**204.17 ACRES**

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 478 and being all of those tracts as conveyed to Davidson Phillips, Inc. by deed of record in Instrument Number 200406140136254, Deerfield Lands, Inc. et al by deed of record in Official Record 27416E16, Allen C. and Anna K. Keil by deed of record in Official Record 26635D06, C.J. Mahan Construction Company by deed of record in Official Record 09117H11, all of that subdivision entitled "B.M.R. Farms" of record in Plat Book 38, Page 55, a portion of Melynda Lane, and all of Kathleen Court, Susanne Court and Melynda Court (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning at the corner common to Lot 15 of said "B.M.R. Farms" and Lot 1 of the subdivision entitled "Jahn Estates" of record in Plat Book 32, Page 17-B;

thence North 02° 57' 14" East, a distance of 1051.69 feet, with the westerly line of said Lot 15 through 17 of "B.M.R. Farms" (Lots 15, 16 and 17 conveyed to Deerfield Lands Inc, et al by deed of record in Official Record 27416E16), across said Melynda Lane, and with the westerly line of Deerfield Lands Inc tract, to a point in the southerly line of said Davidson Phillips, Inc. tract;

thence North 75° 07' 02" West, a distance of 230.06 feet, with the southerly line of said Davidson Phillips, Inc. tract, to a point in the easterly right-of-way line of said Jackson Pike;

thence North 03° 28' 32" East, a distance of 309.41 feet, with the easterly right-of-way line of said Jackson Pike, to a point in the northerly line of said Davidson Philips, Inc. tract;

thence South 82° 52' 43" East, a distance of 1994.29 feet, with the northerly line of said Davidson Phillips, Inc. tract, to a point in the center of the Scioto River;

thence with the center of the Scioto River, the following courses and distances:

South 48° 18' 17" East, a distance of 86.48 feet, to a point;

South 65° 02' 53" East, a distance of 830.85 feet, to a point;

South 63° 13' 12" East, a distance of 235.44 feet, to a point;

South 32° 18' 09" East, a distance of 75.62 feet, to a point;

South 09° 59' 58" East, a distance of 234.97 feet, to a point;

South 19° 24' 25" West, a distance of 268.45 feet, to a point;

South 28° 50' 00" West, a distance of 301.70 feet, to a point;

South 41° 15' 50" West, a distance of 290.81 feet, to a point;

South 22° 24' 37" West, a distance of 342.57 feet, to a point;

## ZONING EXHIBIT

204.17 ACRES

- 2 -

South 12° 25' 47" West, a distance of 765.65 feet, to a point;

South 17° 32' 10" West, a distance of 408.96 feet, to a point;

South 04° 56' 55" West, a distance of 239.22 feet, to a point in the extended southerly line of said C.J. Mahan Construction Company tract;

thence North 74° 40' 30" West, a distance of 2483.63 feet, with a southerly line of said C.J. Mahan Construction Company tract, to a point in Jackson Pike;

thence North 75° 01' 30" West, a distance of 788.00 feet, with a southerly line of said C.J. Mahan Construction Company tract, to a point;

thence North 14° 54' 30" East, a distance of 1416.63 feet, with the westerly line of said C.J. Mahan Construction Company tract, to a point in the southerly right-of-way line of Holton Road;

thence South 74° 49' 15" East, a distance of 511.74 feet, with the southerly of said Holton Road and across the right-of-way of said Jackson Pike, to a point in the easterly right-of-way line of said Jackson Pike;

thence North 03° 06' 50" East, a distance of 32.06 feet, with said easterly right-of-way line, to a point in the northerly line of said C.J. Mahan Construction Company tract;

thence South 75° 01' 27" East, a distance of 231.28 feet, , with the northerly line of said C.J. Mahan Construction Company tract, to the POINT OF BEGINNING, containing 204.17 acres, more or less.

This description was prepared from record information only and should be used for zoning purposes only.

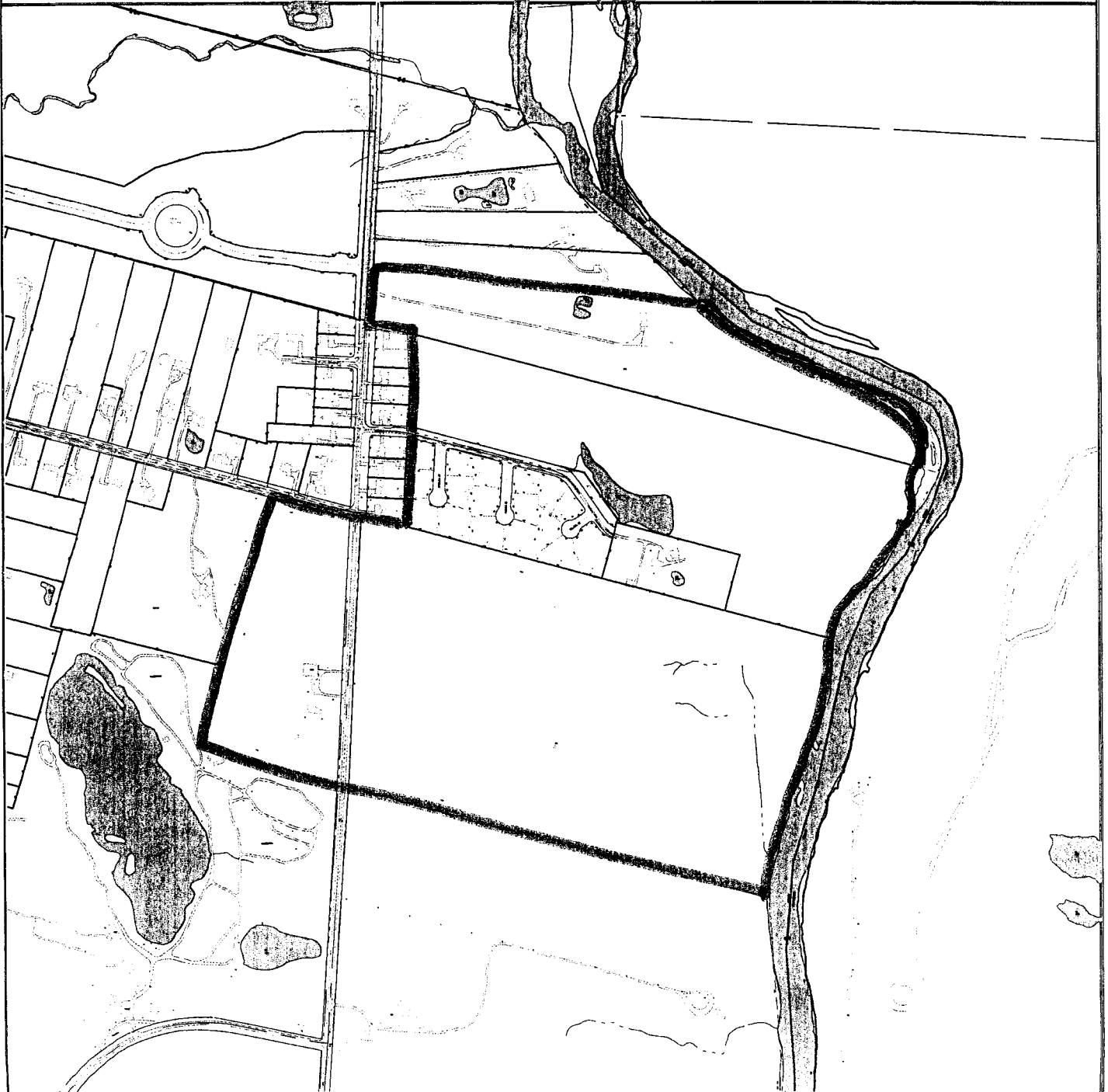
C-130-05

JOSEPH W. TESTA

FRANKLIN COUNTY AUDITOR

MAP AREA : dlh

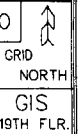
DATE : OCT 18, 2005



DISCLAIMER

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

SCALE 1" = 800



GIS DIVISION